

TITLE 6: BUILDING REGULATIONS
DIVISION 3: BUILDING REGULATIONS
Chapter 10: PROJECTS ON OR ADJACENT TO LANDSLIDE AREAS.
Section:

- 63.101 Purpose.
- 63.102 Definitions.
- 63.103 Application.
- 63.104 Procedure.
- 63.105 Fees.

63.101 Purpose.

The purpose of this chapter is to set forth a procedure by which structures and developments may be located on, or adjacent to, landslides or within areas that have a history of landslide activity. The Board of Supervisors finds that there is a need for different levels of protection dependent upon the size of the project. This Board also finds that in the case of certain projects, because of their nature, the structures to be constructed on or immediately adjacent to landslides may be made exempt from some of the requirements of this chapter.

Adopted Ordinance #3070 (1986);

63.102 Definitions.

For the purpose of this chapter the following definitions shall apply:

(a) **Landslide.** Any mass movement process and resulting landform, involving the downslope transport by means of gravitational body stresses of soil and rock material. The term landslide shall include, but not be limited to, rockfalls, talus, rockslide, block glide, debris slide, avalanche, earthflow, mudflow, liquefaction slide, slump, rotational slide, translational slide, creep and subsidence. Evidence of landslide may be physical evidence from the site or surrounding area, or it may be taken from such sources as maps, air photos or reports.

(b) **Project.**

(1) Any subdivision of land which is subject to the Subdivision Map Act, Division 2 (commencing with Section 66410) of Title 7 of the California Government Code, and which contemplates the eventual construction of structures for human occupancy.

(2) Any development of four or more dwellings.

(3) The construction of any structure intended for human occupancy which is expected to have a human occupancy rate of more than 2,000 hours per year, but single-family woodframe dwellings two stories or less in height and not a part of a subdivision or part of a development of four or more dwellings shall not be a project.

(c) **Adjacent** to a parcel of land within 1,000 feet of the land that has shifted and which parcel is subject to being physically affected by the landslide according to geotechnical principles.

(d) **Single-Family Dwelling.** Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one (1) family.

Adopted Ordinance #3070 (1986);

63.103 Application.

This chapter applies to projects as defined herein and to the construction of single-family dwellings, but does not apply to:

1. The conversion of an existing apartment complex into a condominium.
2. Alterations or additions to any structure, the value of which does not exceed fifty percent (50%) of the value of the structure.

Adopted Ordinance #3070 (1986);

63.104 Procedure.

A geotechnical investigation shall be made for any project as defined herein when such project is located on, or adjacent to, a landslide. The report shall show, among other things, whether or not the landslide is stable during anticipated seismic accelerations with a safety factor of 1.1. This investigation and report may be a part of the report used to satisfy the requirements of the Alquist-Priolo Special Study Zones Act.

In addition, a geotechnical investigation shall also be required for the type of single-family dwellings mentioned in Section 63.102(b)(3) above as not a project. This shall be required when such a type of building is located on or

adjacent to a landslide. The report for such building(s) shall conclude whether or not the landslide is satirically stable with a safety factor of 1.5. If, during the course of the geotechnical investigation, an active fault is discovered on the site, the dwelling(s) shall be located only in accordance with and after having met the requirements of all the provisions of the Alquist-Priolo Special Study Zones Act, California Public Resources Code Sections 2621-2630, California Administrative Code Title 14, Sections 3600-3603, which State law is hereby made applicable in such cases. A copy of the approved report shall be forwarded to the State Geologist.

The above reports shall include the effects on the landslide of additional ground water which may result from the development, from both sewage disposal and/or irrigation, and consider the cumulative effect of the additional ground water if the existing lots affected by the landslide are fully developed. The reports will be reviewed in accordance with the guidelines published by the California Division of Mines and Geology, and approved by the County Building Official. Permits for construction and/or grading may only be issued if the approved report concludes that the landslide is sufficiently stable based upon the safety factors set forth above. The reports shall be accompanied by geotechnical data, including field data, laboratory test results and analyses sufficient to show the factor of safety and the validity of the conclusions. Such a report shall be prepared and signed by a certified engineering geologist. References shall be submitted to substantiate the calculation methods to the satisfaction of the building official.

Adopted Ordinance #3070 (1986);

63.105 Fees.

A deposit sufficient to cover the cost of the review shall be submitted, along with the service charge provided for in Section 16.024(f), at the same time that the report is submitted. If the costs of the review exceed the deposit, an additional deposit shall be submitted. Unused portions of the deposit will be returned to the payer upon completion of the review.

Adopted Ordinance #3070 (1986);